



AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SDR-4014 - SITE DEVELOPMENT LA REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-CAR PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planning Development) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

C.C.: 01/05/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Symphony Park Design Review Committee Denial Letter
6. Symphony Park Design Review Committee Comments
7. Justification Letter

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GUS FLANGAS, VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-TODD L. MOODY)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

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FLINN FAGG, Planning and Development, reported that staff and the Symphony Park Design Review Committee recommended denial, primarily because of the number of waivers being requested. He categorized the waivers into four different categories: 1) relative to the fact that the structure does not have the required retail use on the ground floor in place; 2) relative to the architecture and aesthetics of the parking structure; 3) relative to the build-to line, which is a standard that could not be met; and 4) relative to the landscaping requirements, which is something that could be easily corrected on the proposed application.

MR. FAGG noted that the biggest concern was regarding the aesthetics of the parking structure. While the applicant has done a good job on the promenade piece facade, in terms of adding decorative elements and trying to address the pedestrian level of the structure, there is concern relative to the Clark Avenue elevation. The applicant met with the Mayor and staff members of the City Managers Office to discuss possible additions to the Clark Avenue facade, which would go a long way toward addressing some of the concerns regarding the structure. He hopes staffs and the Design Review Committees concerns can be addressed, because they would both like to see this project move forward.

MARTIN MYRON, President of the Smith Center, stated to the commissioners that he is working very hard with the Mayor and City staff to achieve the desired aesthetics for the parking garage, which will serve the museum during the day and the patrons at the Smith Center at night. He believes a handsome parking garage will ultimately be constructed.

CHAIR TRUESDELL declared the Public Hearing closed.

